



Forest Oak Close, Cardiff. CF23 6QN

DanielMatthew
ESTATE AGENTS

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£185,000

** SITTING TENANTS IN SITU**

Daniel Matthew Estate Agents are pleased to offer for sale this large ground floor apartment situated in the popular location of Cyncoed. The property is accessed via a communal entrance, the property backs onto a natural woodland area and stream and is just a small walk to a pathway leading to reservoir walks. The property comprises hallway, large lounge/dining room, kitchen, two double bedrooms and bathroom.

Further benefits are communal gardens, with parking, great transport links to Cardiff City Centre as well as Cyncoed village and great school catchment, the property will be sold with tenants in situ, an ideal property for investors, if you are interested in arranging a viewing, please contact a member of our team on 01446 502806.

Hallway

Enter via UPVC white door, artexed ceiling, plain walls, fitted carpet, mains smoke alarm, radiator, two storage cupboards, doors leading to;



Lounge

(22' 02" x 10' 07") or (6.76m x 3.23m)

UPVC double window to front aspect, artexed ceiling, plain walls, fitted carpet, two radiators, electric fireplace with surround.

Kitchen

(9' 05" x 7' 11") or (2.87m x 2.41m)

UPVC double glazed window to front aspect, artexed ceiling, part plain and tiled walls, tiled flooring with underfloor heating, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, electric oven and four ring gas hob, extractor fan, space for under counter fridge/freezer, wall mounted combination boiler.

Bathroom

(8' 05" x 5' 08") or (2.57m x 1.73m)

Artexed ceiling, plain walls, tiled splashback, tiled flooring, a three piece white suite comprises low level WC, pedestal wash hand basin and panelled bath with over head shower and mixer tap, heater towel rail.

Bedroom One

(13' 01" x 8' 08") or (3.99m x 2.64m)

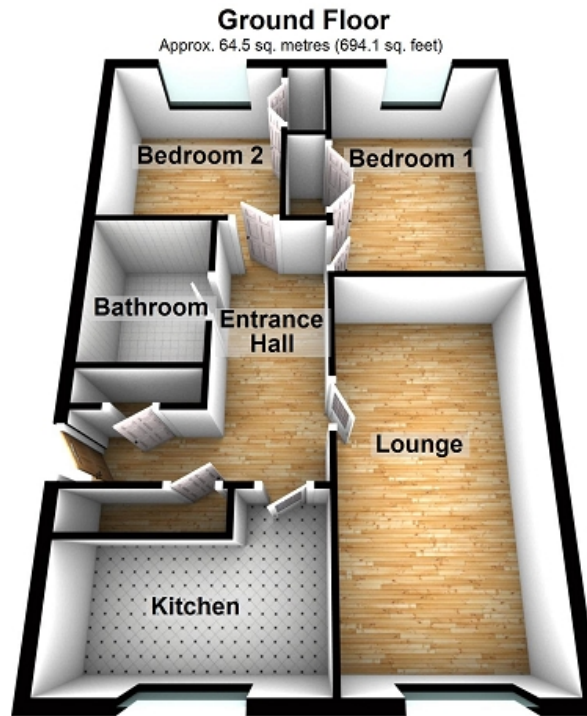
UPVC double glazed window to rear aspect, artexed ceiling, plain walls, fitted carpet, built in cupboard, radiator.

Bedroom Two

(9' 05" x 8' 10") or (2.87m x 2.69m)

UPVC double glazed window to rear aspect, artexed ceiling, plain walls, fitted carpet, build in cupboard, radiator.





Total area: approx. 64.5 sq. metres (694.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.